

**THE ZONING BOARD WILL CONDUCT A  
PUBLIC HEARING AND REGULAR MEETING ON  
MONDAY, JULY 20, 2015, AT 7:00 P.M., ON THE  
4<sup>th</sup> FLOOR, CAFETERIA, GOVERNMENT CENTER  
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

**PUBLIC HEARING**

1. **Application 215-18 – JOSEPH POLICASTRO, JR. and FRANK POLICASTRO, Site & Architectural Plans and/or Requested Uses and Special Exception**, adaptive reuse of two existing garages and infill construction to create approximately 4,185 s.f. of new retail space, exterior façade upgrades and improved parking and landscaping to commercial retail shopping center at 67 Crescent Street on 0.9 acres in the Glenbrook Village Commercial District.
2. **Application 215-19 – 432 FAIRFIELD AVENUE, LLC, 432 Fairfield Avenue, Special Exception, Final Site & Architectural Plans and Coastal Site Plan Review**, requesting approval of Special Exception, Final Site & Architectural Plans and Coastal Site Plan Review to construct two buildings for industrial and commercial storage totaling approximately 48,643 sf on 2.05 acres in an M-G zone with parking and site improvements. Special Exception request under Section 7.5 for site development over 40,000 s.f.
3. **Application 215-21 – BOYS & GIRLS CLUB OF STAMFORD, 347 Stillwater Avenue, Special Exception and Final Site & Architectural Plans**, requesting approval of Special Exception and Final Site & Architectural Plans to construct additional programming space and a new gymnasium for a total of 60,580 s.f. at an existing building on 0.86 acres at 347 Stillwater Avenue in an R-6 zone with parking and site improvements. Improvements also to abutting Lione Park with new play equipment, sport courts and multi-purpose fields. Special Exception request under Definition 81.1 “Public Youth Services Agency”.
4. **APPL. 213-38 – Final Site & Architectural Plan and Coastal Site Plan Review (CSPR), WALTER WHEELER DRIVE SPE, LLC and THE STRAND/BRC GROUP, LLC**, Requesting Final Site and Architectural Plans and Coastal Site Plan Review to develop a new eight-story building with 391 housing units and associated parking and landscaping and is located in the SRD-S district.

**REGULAR MEETING**

**PENDING APPLICATIONS:**

1. Application 215-11 – STAMFORD ZONING BOARD, Text change
2. Application 215-18 – JOSEPH POLICASTRO, JR./FRANK POLICASTRO, Special Exception
3. Application 215-19 – 432 FAIRFIELD AVENUE, LLC, 432 Fairfield Avenue, Special Exception, Final Site & Architectural Plans and Coastal Site Plan Review
4. Application 215-21 – BOYS & GIRLS CLUB OF STAMFORD, 347 Stillwater Avenue, Special Exception and Final Site & Architectural Plans
5. Application 213-38 – Final Site & Architectural Plan and Coastal Site Plan Review (CSPR), WALTER WHEELER DRIVE SPE, LLC and THE STRAND/BRC GROUP, LLC, Requesting Final Site and Architectural Plans and Coastal Site Plan Review

6. **CSPR-986 – WATERFRONT OFFICE BUILDING, LP, 46, 62, 68 and 78 Southfield Avenue**, repair and resurfacing to Stamford Landing South parking lot and repair of sidewalks on 8.15 acres on Southfield Avenue in a CWD zone within the CAM boundary.

**APPROVAL OF MINUTES:**

Minutes for Approval: None

**OLD BUSINESS**

1. **Appl. 213-44 - Rich Cappelli Associates LLC and Louis R. Cappelli Family Limited Partnership II** - Site and Architectural Plan & Requested Uses and Coastal Site Plan Review for the development of 650 residential units, ground floor retail, and associated parking and site improvements on properties of approximately 4.4 acres, zoned CC- N, and commonly referred to as 421 Atlantic Street (*proposed modifications to final plans*).
2. **Appl. 213-24 - Estate of Samuel J. Heyman** requesting Site & Architectural Plans and/or Requested Uses approval, Coastal Site Plan Review, and Special Exception approval pursuant to Article III, Section 7.5-C (Large Scale Development) to construct two, one-story buildings; one for a 14,561 square foot, single story retail building to be used by CVS/pharmacy; and one for a 3,290 square foot retail building (tenant undetermined) and other associated site improvements for the CVS on Canal and Market Street. We should have the description and the action being sought – (*request for Modification of Approved Architectural Design – Building Material Substitute*)
3. **Appl. 212-23 Revised – TEN RUGBY STREET, LLC**, Text change (*request for discussion of Stipulated Judgement*).

**NEW BUSINESS**

Status Report on Strand v. ZBA Boatyard Court Case and Boatyard Consultant Contract

**ADJOURNMENT**